

027.A

0004

0078.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

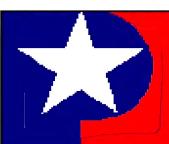
Total Card / Total Parcel
675,800 / 675,800

USE VALUE:

675,800 / 675,800

ASSESSED:

675,800 / 675,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	NOJECHOWICZ LAURIE COVENS	Unit #:	2
Owner 2:	NOJECHOWICZ GUILLERMO		
Owner 3:			
Street 1:	78 CLEVELAND ST UNIT 2		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCCARTNEY JENNIFER L & -

Owner 2: OBLER LORIN M -

Street 1: 78 CLEVELAND ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8202																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	672,500	3,300		675,800		312351
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	672,500	3300	.		675,800		Year end	12/23/2021
2021	102	FV	652,500	3300	.		655,800		Year End Roll	12/10/2020
2020	102	FV	642,600	3300	.		645,900	645,900	Year End Roll	12/18/2019
2019	102	FV	599,700	3300	.		603,000	603,000	Year End Roll	1/3/2019
2018	102	FV	530,000	3300	.		533,300	533,300	Year End Roll	12/20/2017
2017	102	FV	482,900	3300	.		486,200	486,200	Year End Roll	1/3/2017
2016	102	FV	486,900	3300	.		490,200	490,200	Year End	1/4/2016
2015	102	FV	450,000	3300	.		453,300	453,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MCCARTNEY JENNI	57858-18		11/14/2011		435,000	No	No			15805
GEARY JOANNE S	54296-387		2/16/2010		435,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018											DGM	D Mann
7/25/2013											BR	B Rossignol
2/14/2012											EMK	Ellen K
2/7/2011											BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	GLA=1740 SF.																						
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:																							
Foundation: 2 - Conc. Block				3/4 Bath: 1	Rating: Average																					
Frame: 1 - Wood				A 3QBth:	Rating:																					
Prime Wall: 1 - Wood Shingle				1/2 Bath:	Rating:																					
Sec Wall:				A HBth:	Rating:																					
Roof Struct: 1 - Gable				OthrFix:	Rating:																					
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES																						
Color: GREEN				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																				
View / Desir:				A Kits:	Rating:																					
GENERAL INFORMATION				Frl:	Rating:																					
Grade: C - Average				WSFlue:	Rating:																					
Year Blt: 1914		Eff Yr Blt:																								
Alt LUC:		Alt %:																								
Jurisdct: G14		Fact: .																								
Const Mod:																										
Lump Sum Adj:																										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD				Location:																						
Prim Int Wal 2 - Plaster				Total Units:																						
Sec Int Wall:				Floor: M - Multi-Level																						
Partition: T - Typical				% Own: 60.000000000																						
Prim Floors: 3 - Hardwood				Name:																						
Sec Floors:				Total: 31 %																						
Bsmnt Flr: 12 - Concrete				DEPRECIATION																						
Subfloor:				Phys Cond: AV - Average	31. %																					
Bsmnt Gar:				Functional:	%																					
Electric: 3 - Typical				Economic:	%																					
Insulation: 2 - Typical				Special:	%																					
Int vs Ext: S				Override:	%																					
Heat Fuel: 1 - Oil				Total:	31 %																					
Heat Type: 5 - Steam				CALC SUMMARY	COMPARABLE SALES																					
# Heat Sys: 1	% Heated: 100	% AC:		Basic \$ / SQ: 305.00	Size Adj: 1.25344825	Const Adj: 0.98000199	Adj \$ / SQ: 374.656	Other Features: 70000	Grade Factor: 1.00	NBHD Inf: 1.35000002	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Sub Area	SUB AREA										
Solar HW: NO				Central Vac: NO	LUC Factor: 1.00	Adj Total: 974568	Depreciation: 302116	Depreciated Total: 672452	Juris. Factor: 1.00	Before Depr: 505.79	Special Features: 0	Final Total: 672500	Val/Su Net: 386.49	Val/Su SzAd 386.49	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
% Com Wal				% Sprinkled										GLA	Gross Liv Ar	1,740	374.660	651,902								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									Net Sketched Area:	1,740	Total:	651,902	IMAGE					
SPEC FEATURES/YARD ITEMS				PARCEL ID 027.A-0004-0078.2												AssessPro Patriot Properties, Inc										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Size Ad	Gross Area	1740	FinArea	1740				
3	Garage	D	Y	1	10X20	A	AV	1914	27.50	T	40	102			3,300		3,300									
More: N				Total Yard Items: 3,300				Total Special Features:								Total: 3,300										